



12

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *oif*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 4, 2020

SUBJECT: UP19-53 SANA BEHAVIORAL HOSPITAL: A CONDITIONAL USE PERMIT FOR APPROX. 3.79 ACRES LOCATED AT 2018 E. MERCY ROAD TO ALLOW A HOSPITAL IN THE GENERAL OFFICE (GO) ZONING DISTRICT.

STRATEGIC INITIATIVE: Prosperous Community

To allow a hospital use in the Val Vista Medical Growth area.

RECOMMENDED MOTION

Make the Findings of Fact and approve UP19-53, Sana Behavioral Hospital: a Conditional Use Permit for approx. 3.79 acres located at 2018 E. Mercy Road, to allow a hospital in the General Office (GO) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT

Company: GPS Properties, LLC
Name: Josh Soffe
Address: 185 S. State St., Ste 1300
Salt Lake City, UT 84111
Phone: 801-560-4557
Email: josh.soffe@fjmgmt.com

OWNER

Company: Specres, Inc
Name: Doug Strode
Address: 2021 Shipway Ln
Newport Beach, CA 92660
Phone: 949-631-8859
Email: dougstrode@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 10, 2006</i>	Town Council adopted Ordinance No. 1853 in case A05-22, annexing 664 acres at Greenfield and Germann.
<i>December 2, 2008</i>	Town Council approved Resolution No. 2929 in case GP08-15, a Major General Plan amendment for approximately 98 acres changing the General Plan land use classifications to General Office (GO), Community Commercial (CC), Business Park (BP) and Public Facilities/Institutional (PF/I).
<i>December 2, 2008</i>	Town Council approved Ordinance No. 2210 in case Z08-36 for Celebration Centre Campus, approximately 28 acres of Single Family - 43 (SF-43), 14 acres of Single Family-15 (SF-15), 6 acres of Neighborhood Commercial (NC), and 8 acres of unclassified land to approximately 47 acres of General Office (GO), 4 acres of Community Commercial (CC), and 5 acres of Public Facility/Institutional with a Planned Area Development (PAD) overlay.
<i>February 5, 2020</i>	Planning Commission reviewed UP19-53 and its companion Design Review (DR19-189) as study session items.

Overview

The subject site is part of the Celebration Centre Campus PAD that was rezoned in 2007. The property is zoned General Office (GO) and located south of Mercy Road just southwest of Pecos Road. The applicant is proposing a 24 hour a day acute, patient centered, interdisciplinary treatment hospital for psychiatric disorders for patients 55 years old and older. The 16,400 sf building proposed 24 beds on the 3.79 acre site. Two access points are proposed, one off of Mercy Drive and a second off the 156th Street alignment along the western boundary of the site.

The applications include a Conditional Use Permit (UP19-53) to allow a hospital in the GO zoning district in addition to a Design Review application (DR19-189).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facilities/Institutional	Public Facilities/ Institutional (PF/I/PAD)	Mercy Road, then vacant
South	General Office	General Office (GO/PAD); Single Family -43 (SF-43)	Single family residence
East	General Office	General Office (GO/PAD)	Single family residence
West	General Office and Public Facilities/ Institutional	General Office and Public Facilities/ Institutional (GO/PAD and PF/I/PAD)	Medical offices

Site	General Office	General Office (GO/PAD)	Single family residence
------	----------------	----------------------------	-------------------------

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 2210	Proposed
Maximum Building Height (ft.)/(Stories)	25ft/1 story within 60' of 2086 E. Wyatt Way 35ft/2 story between 60 and 100ft of 2086 E. Wyatt Way	23'5"/1 Story
Minimum Building Setback (ft.)		
Front	25	25
Side (Residential)	30	30
Side (Street)	20	20
Rear (Non-Residential)	20	20
Minimum Required Perimeter Landscape Area (ft.)		
Front	25	25
Side (Residential)	30	30
Side (Street)	20	20
Rear (Non-residential)	20	20
Landscaping (% of net lot area)	15	40
Off-Street Parking and Loading	1.5/unit (24 x 1.5 = 36 spaces)	90 spaces

DISCUSSION

The applicant is requesting a Conditional Use Permit to allow a hospital within the General Office (GO) zoning district. The Sana Behavioral Hospital is a geri-psych hospital that provides 24-hour a day acute treatment for psychiatric disorders for patients 55 and older. Disorders may include cognitive impairment and co-morbid medical conditions (i.e. COPD, diabetes, arthritis). The LDC has provisions under Section 4.5016G for additional separation requirements for certain behavioral disorders; however, as clarified in the applicant's narrative, these additional provisions would not apply to the proposed use.

Patients are admitted either on a voluntary or involuntary basis, and services include:

1. Sensory stimulation, therapeutic, and recreation activities.
2. Interdisciplinary treatment staff, which includes nurses, social worker, activities personnel, occupational therapist, physical therapist, and speech therapist, and a mid-level. Everyone works under the direction of a psychiatrist.
3. The psychiatrist is the attending physician. There are additional physicians (typically independent physicians or hospitalists) that are consulted when medical needs arise.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

1. ***The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The applicant notes in the narrative the facility is a secured facility where patients will not be able to freely leave the building and interior doors are only accessible via keycard. The building layout and cameras will ensure patients are always under supervision. Additionally, an eight foot high fence is provided on the south and east of the property for additional privacy/protection.

2. ***The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

The site is located within the Val Vista Medical Growth area. The hospital located southeast of the Val Vista Road and Loop 200 Santan Freeway interchange has already spurred growth in medical office, medical research and rehabilitation/care facilities. Additionally, this growth area anticipates medical office, general office and business park growth that is supported by mixed-use, commercial and hospitality uses. Specifically, the Land Use and Growth Areas chapter of the General Plan promotes diversity of housing types for all age groups (Policy 1.3) and protecting sites for employment uses in appropriate locations to increase the Town's employment base (Policy 1.5).

3. ***The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.***

The proposed project complies with the approved Celebration Campus PAD and the Land Development Code standards for the General Office zoning district. As depicted in the Project Data Table, the proposed project meets all minimum development standards. Applicable business and state licenses for operating this facility will be required prior to permitting.

4. ***The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.***

The proposed hospital is designed to complement the existing medical offices in proximity to the site. The site is designed in a manner to limit vehicular impacts to the surrounding properties by taking its primary access directly from Mercy Road and the planned 156th Street alignment. Landscape buffering is provided along the property boundaries. The request will not interfere with the use and enjoyment of nearby properties.

Pursuant to the above analysis, Staff is of the opinion that the project meets the four findings required for granting the modified Conditional Use Permit

The Conditional Use Permit (UP19-53) is being concurrently reviewed with the Design Review application (DR19-189). The aforementioned Conditional Use Permit must be approved by the Planning Commission prior to approval of the Design Review application.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Make the Findings of Fact and approve UP19-53, Sana Behavioral Hospital: a Conditional Use Permit for approx. 3.79 acres located at 2018 E. Mercy Road, to allow a hospital in the General Office (GO) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. The Project shall be in substantial conformance with the site plan provided under Attachment No. 4.

Respectfully submitted,

Ashlee MacDonald

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Project Narrative
- 6) Minutes from the Planning Commission Study Session of February 5, 2020

FINDINGS OF FACT
UP19-53, Sana Behavioral Hospital

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

UP19-53 Sana Behavioral Hospital
Attachment 2 - Notice of Public Hearing/Vicinity Map ***Hearing***
March 4, 2020

PLANNING COMMISSION DATE:

Wednesday, March 4, 2020* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296

***Call Planning Division to verify date and time: (480) 503-6748**

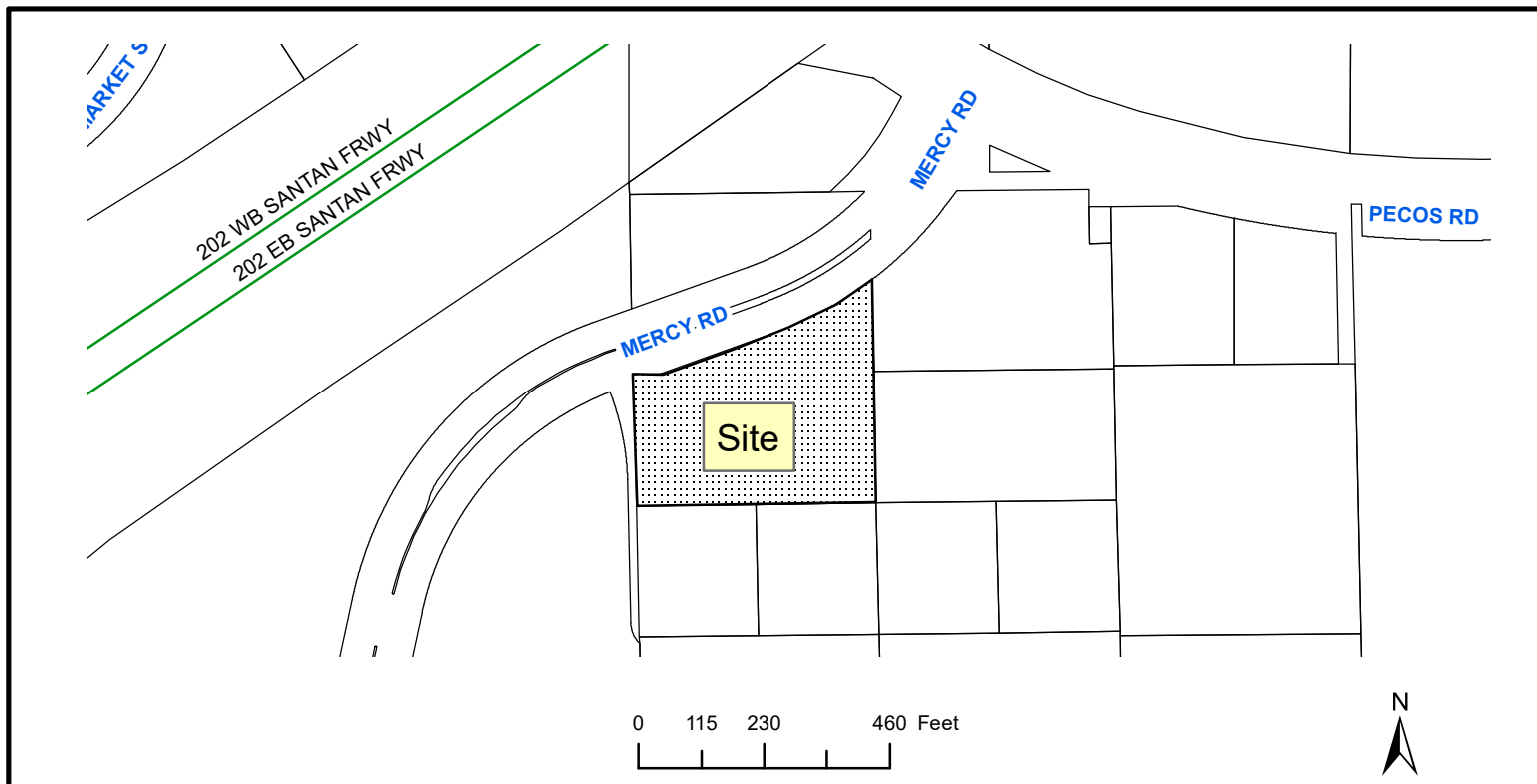
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

UP19-53 SANA BEHAVIORAL HOSPITAL: Request to approve a Conditional Use Permit for approximately 3.79 acres of real property located at 2018 E. Mercy Road to allow a hospital in the General Office (GO) zoning district, subject to conditions

DR19-189 SANA BEHAVIORAL HOSPITAL: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 3.79 acres, located at 2018 E. Mercy Road, and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: GPS Properties, LLC
CONTACT: Josh Soffe
ADDRESS: 185 S. State Street, Suite 1300
Salt Lake City, UT 84111

TELEPHONE: (801) 560-4557
E-MAIL: josh.soffe@fjmgmt.com

UP19-53 and DR19-189 Sana Behavioral Hospital

Sana Behavioral Hospital: Project Narrative

The Sana Geri-Psych hospital provides 24 hour-a-day acute, patient centered, interdisciplinary treatment for psychiatric disorders for patients 55 years old and older. These disorders may include, but are not limited to, cognitive impairment and co-morbid medical conditions (i.e. COPD, diabetes, arthritis). Patients are screened based on medical necessity specific admission criteria, including age. All patients are admitted either on a voluntary or involuntary basis, depending on the facility. A safe structured environment is provided to assist everyone in achieving their optimal level of functioning and recovery.

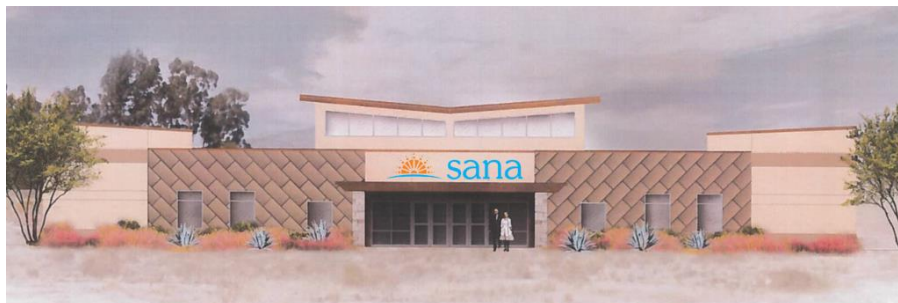
Services include:

1. Sensory stimulation, therapeutic, and recreation activities in a comfortable atmosphere to encourage interaction between patients and staff.
2. Interdisciplinary treatment staff which includes nurses, social worker, activities personnel, occupational therapist, physical therapist, and speech therapist, and a mid-level. Everyone works under the direction of a psychiatrist.
3. The psychiatrist is the attending physician. There are additional physicians (typically independent physicians or hospitalists) that are consulted when medical needs arise.

The treatment team members, patient, and family (when available) work together to develop an individualized plan of care following a comprehensive assessment. Based on the clinical needs, the treatment plan will vary and may include intensive individual therapy, group therapy, family therapy, pharmacotherapy, medical management, patient/family education and skills building therapy.

The average length of stay is 12 days with patients coming from acute care hospitals, skilled nursing, and assisted living facilities. Patients are admitted periodically 7 days a week via non-emergent transportation with the idea of discharging them to home, skilled nursing, or an assisted living facility with resources for continued care.

The facility will be in the San Tan Corridor on the greater Mercy-Gilbert Medical Center campus, between the Wellspring Rehabilitation facility to the southwest and an approved senior assisted living facility to the northeast. We have been working with Dignity Health and Mercy-Gilbert Medical Center throughout our property identification process and they are supportive of our services. Our senior healthcare behavioral services are complimentary to the other senior healthcare services in the area. Our use is subject to Conditional Use approval and the structure design has color tones consistent with Sonoran climate, with soft browns and bronze as seen on the rendering below.



Impact Reduction:

Efforts to mitigate potential impacts to adjacent properties include:

- An 8-foot fence on the south and east of the property where residential homes are located.
- We will have 2 access points off Mercy Rd and will not use Longhorn Dr to eliminate traffic on residential streets.
- Our building will be 1 story with a maximum height under 25 feet with no views into neighboring properties.
- Patients will not be allowed outside unattended and will be in a fully enclosed outdoor space
- We have met with the immediate neighbor to the West, Wellsprings Rehabilitation, the future neighbor to the Northeast, the Abbingdon at Gilbert, as well as Mercy Gilbert Medical Center and they are all supportive of our project.
- We have spoken face to face with all neighbors within 300 feet and mitigated any of their concerns.

General Plan:

This property resides inside and adjacent to the Gilbert Medical Campus Subdivision and the Val Vista Medical Growth Area. We believe that our use as an elderly behavioral hospital complies with the general plan and compliments the adjacent hospital as well as the skilled nursing and senior living facilities in the area.

Land Development Code:

We believe that this specific property and our use as an elderly behavioral health hospital meet the land development code by achieving the following:

- Meeting the minimum requirement for 36 parking stalls (1.5 per bed)
- Being able to provide the required covered 2 passenger loading stalls
- The EVO Swim School is within 1,500 feet of our property and may be considered a school or daycare center. We will not admit and are not licensed to treat patients who need treatment as stated in Part 1 or Part 2 of the Land Development Code so this should not be an issue.
 - A hospital that services a Court Ordered Evaluation for Civil Commitment, as defined by Arizona Revised Statutes.
 - A hospital that provides in-patient behavioral health treatment of pedophilia, exhibitionism, voyeurism, kleptomania or pyromania, as defined under federal law.
- Our hospital will abide by the requirements as a “Noise Sensitive Use” by being 1 story, having 8 foot fences, and abiding by the HUD interior noise reduction requirements.

Four Findings of Fact:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

All concerns regarding health, safety, and general welfare of the neighbors is mitigated by the secure lockdown features of our building, the staffing requirements, and the age of the average patient being older than 65. Patients will not be able to freely leave our building and

the interior doors are only accessible via keycard. The building layout and cameras will make sure that patients are always under healthcare worker supervision. Additionally, we will have an 8 foot fence on the south and east of the property for an added layer of privacy/protection for the neighbors.

We will also follow the pre-application suggestions for 2 access points and enough left turn lane to minimize the impact on traffic.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

See previous note under "General Plan"

3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and

The zoning code lists "hospital" as a conditional use under the General Office (GO) zone. That being said, we believe that our use in this area conforms with the neighboring uses and standards.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

We have spoken to all of the neighbors both residential and commercial and we believe that our use would be a compliment to the current commercial uses and welcome by the residential neighbors.

TOWN OF GILBERT
PLANNING COMMISSION - STUDY SESSION

Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
February 5, 2020

COMMISSION PRESENT:

Brian Andersen, Chair
Carl Bloomfield, Vice Chair
David Cavenue
Noah Mundt
Scott September
Jän Simon
Les Smith

COMMISSION ABSENT:

Philip Alibrandi, Alternate
Nathan Mackin, Alternate

STAFF PRESENT:

Sydney Bethel, Planner II
Keith Newman, Planner II
Amy Temes, Senior Planner
Catherine Lorbeer, Principal Planner
Eva Cutro, Planning Division Manager
Nancy Davidson, Assistant Town Attorney

COUNCIL LIAISON PRESENT:

Brigette Peterson

RECORDER:

Dana Desing

CALL TO ORDER

Chair Andersen called the February 5, 2020 Study Session of the Planning Commission to order at 5:04 p.m.

- 1. UP19-53 SANA BEHAVIORAL HOSPITAL: Request to approve a Conditional Use Permit for approximately 3.79 acres of real property located at 2018 E. Mercy Road to allow a hospital in the General Office (GO) zoning district, subject to conditions.**

DR19-189 SANA BEHAVIORAL HOSPITAL: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 3.79 acres, located at 2018 E. Mercy Road, and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

Senior Planner Amy Temes presented UP19-53 and DR19-189 Sana Behavioral Hospital on behalf of Planner Ashlee MacDonald. The 3.79 acre site is located off of Mercy Road near Pecos Road and the 202 and is surrounded by General Office and rezoned General Plan except for two lots directly to the south and southeast of the site. There are other medical and care facilities in the area. It is an irregular-shaped site and the top triangular portion is dedicated to landscape/retention uses. The plan is for a 16,400 SF behavioral health hospital, age-restricted for 55 and older, with 24 beds. A use permit is required for a hospital within the General Office zoning district. This was part of the Celebration Campus PAD that was processed a while back and 156 Street was part of that Major General Plan Amendment. The road alignment will need to be adhered to as part of the previous amendment.

The Conditional Use Permit to allow a hospital as defined under the Land Development Code (LDC) does not permit treatment for pedophilia, exhibitionism, voyeurism, other similar conditions or court-ordered patients. It will be a secured facility. The access to the site will be off of 156 Street and Mercy Road. There is a future expansion planned adjacent to the facility. The site and the parking do meet code requirements. There is an existing 8-foot wall screening the houses to the south and southwest. An additional wall will be placed on the north/northeast side of the site. The site is 40% landscaped with an outdoor courtyard for patients. Refuse services and the emergency generator are located at the top of the site near the triangular parcel which is dedicated to landscape. Materials include copper metal panels in a diamond pattern, metal painted canopies

Town of Gilbert Planning Commission
Study Session – February 5, 2020

over the windows, and louvered screening for the mechanical units on the roof. The building jogs in and out for horizontal movement. The louvered mechanical screening on the roof is not used anywhere else on the buildings or the site. The mechanical screening is located directly behind the main entrance of the facility and on the far northwest area. Staff suggested using the louvered material on the emergency generator and as doors on the refuse enclosure on the north elevation which is visible from Mercy Road to tie that material in to more of the site. Renderings of existing structures in other communities were provided to show the colors, massing and overall aesthetic of the building, although those do not have the canopies proposed for this site.

Staff is requesting feedback from the Commission regarding the use in this location, whether the louvered screening material was appropriate and blends in with the building and whether the building has enough movement and interest.

COMMISSION COMMENTS:

Use Permit:

Commissioner Cavenee asked about feedback from any neighborhood meetings.

Ms. Temes reported that the applicant has done a lot of neighborhood outreach. The owner of the site actually lives in the neighborhood. At this point in time no neighbors have reached out.

Commissioner Cavenee asked for clarification that there are no distance requirements between residential and this kind of use.

Ms. Temes stated with the Use Permit, this use is allowed adjacent to other uses. There are distancing requirements regarding building and landscape setbacks next to residential that are larger than typical. Those setback requirements as well as all code requirements have been met.

Design Review:

Chair Andersen felt it was a nice-looking building and suggested that it be placed on the consent agenda for next month.

Ms. Temes asked if there were any concerns with the louvered material only being located on the roof.

Chair Andersen clarified that there were no concerns with the louvered material only being used on the roof for mechanical screening.

2. DR19-178 GILBERT MEDICAL OFFICE BUILDING: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.52 acres, generally located north of the northeast corner of Rome and Melrose Streets and zoned General Office with a Planned Area Development (PAD) overlay.

Senior Planner Amy Temes presented DR19-178, Gilbert Medical Office Building, approximately 2.52 acres located on Rome Street. To the north of the site is The Oaks care facility, to the south is Copper Springs behavioral health facility which is near completion, to the west is an ortho-rehab facility, the Ironwood Cancer facility, a new office building being constructed along Rome Street, and a few other smaller medical office buildings. The area is growing up quite nicely with medical office and this is an appropriate use for the area and it is by right.

The site plan shows a modern approach to the walls and screening of the area. The landscape is consistent with other landscape along Rome Street. Staff has no outstanding issues with the site plan or the design as proposed as it is consistent with the area and meets code. Colors and materials were reviewed. The building includes a metaphorical representation of spinal vertebrae to represent the ortho/spinal medical specialties that will locate in the building. The applicant has made changes according to staff's first review comments and staff has no outstanding issues with the elevations as proposed. The building is designed for single or multiple tenants.